

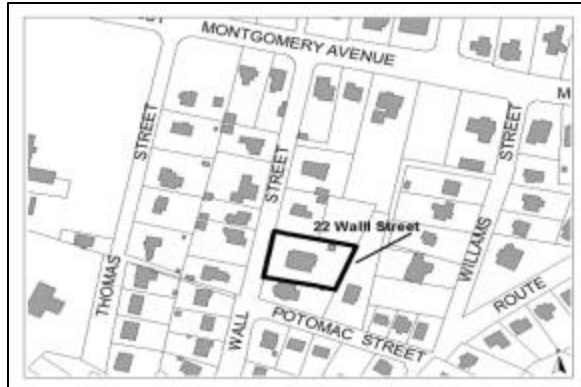
**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

**March 20, 2001
MEETING NO. 03-01**

APPLICATION: HDC01-0181

DATE FILED: February 20, 2001

**APPLICANT/
OWNER:** Mark Goldsborough
22 Wall Street
Rockville, MD 20850



PROPERTY DESCRIPTION:

The subject property is a single-family residence known as the Wootton Bungalow and faces west on Wall Street. The house is situated on a spacious lot with mature trees. It is a frame, three-bay by three-bay rectangular and symmetrical 1.5 story structure. It has mitred bays on each side and central dormers on all facades. It was designed in 1913 by Franklin H. Karn in the then new California Bungalow style with broad eaves, a front verandah, dormers with echoing roofs, and a unique original skylight at the apex of the hipped roof. The house is a contributing resource to the West Montgomery Avenue Historic District.

PREVIOUS ACTIONS AT THIS ADDRESS:

CAV99-09597	Violation. Garage paint peeling
MEC97-02649	New air conditioning

REQUEST:

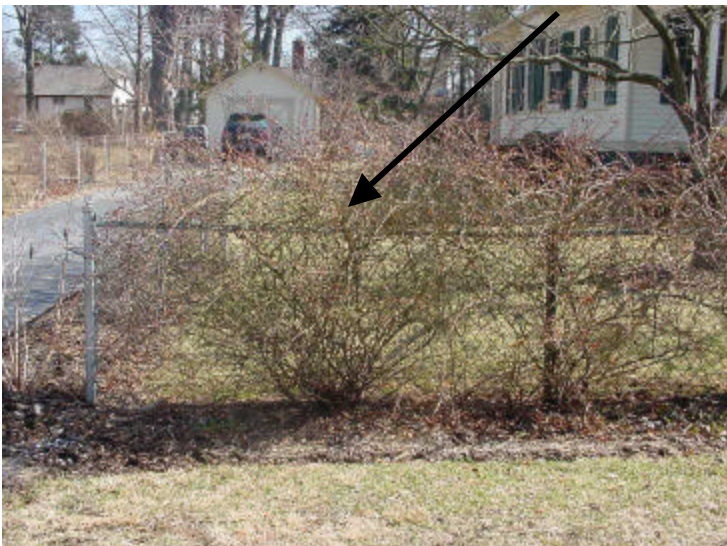
The Applicant requests a Certificate of Approval to remove an existing chain link fence that surrounds the entire lot and install a pressure-treated 48-inch tall 2x2 picket fence and picket gates. This request received a staff approval as the replacement fence is an approved fence type for the historic district. According to the Design Guidelines for fences, "fences that strengthen the historical flavor of the district are considered acceptable". The location of the fence will follow the existing fence line except that it will not continue around the front of the house.

The Applicant also requests approval to widen an existing driveway adjacent to the north side of the house for use as a parking pad. The parking pad will total approximately 300 square feet and will angle off the main driveway.

22 Wall Street



Location of proposed parking pad



STAFF COMMENTS/RECOMMENDATIONS:

Staff has approved removal of the chain link fence and replacement of the rear portion with a pressure-treated 48-inch tall picket fence. Staff recommends approval of the parking pad adjacent to the existing driveway as it will increase convenience for the owner and because it will not destroy any historic materials, features or spatial relationships that characterize the property and could be removed in the future without impairing the essential form and integrity of the historic property.

- 1. Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

The house at 22 Wall Street is located on one of the first additions to the original town of Rockville. Its particular style of vernacular architecture is unique to the neighborhood. Several individuals who were integrally involved in the history of Rockville and surrounding communities resided in this house. The house was built in 1913 for Dr. Washington and Elizabeth Waters. It was later owned by the Albert Wootton family, members of whom have lived in the Rockville area for more than 200 years.

- 2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

The existing asphalt driveway leads from its access on Wall Street to a detached, front-gable one-car clapboard garage, approximately 260 square feet in area, located off the northeast corner of the house. The parking pad will not be particularly conspicuous because it is an extension of the existing driveway and there are trees and shrubs on the property which will help to obscure it. (The Applicant did not indicate that he intends to remove either of the two trees in the vicinity of the proposed parking pad but this needs to be verified.) Removal of the chain link fence and replacement with a wood picket fence in the rear of the property will enhance the appearance of the entire site.

- 3. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

The parking pad will be asphalt and will match the material of the existing driveway. The scale and location of the parking pad are appropriate.

- 4. To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

STAFF RECOMMENDATION: Staff recommends approval of the proposed asphalt parking pad which will be approximately 300 square feet in area and located adjacent to the north side of the house at 22 Wall Street. This recommendation is based on the Secretary of the Interior Standards for Rehabilitation, 9 and 10, which state that:

9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.

10) Whenever possible, new additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.